



TOWN OF MILLIS

MILLIS ZONING BOARD OF APPEALS

900 Main Street • Millis, MA 02054

Meeting Minutes

7:00 PM, Tuesday, January 19, 2021

Via Zoom

Present via zoom:

Peter Koufopoulos, Wayne Carlson, Don Rivers, Bonnie MacDonald, and William Lawson.

Continued Public Hearing: 114 Union Street:

The Chairman opened the continued hearing for 114 Union Street. The applicant and the Board are in receipt of an email from the Director of Public Works Jim McKay. The applicant has communicated that they are in the process of addressing the comments as noted in the email. There will an environmental report provided to analyze the contamination concerns. The Board was made aware that BETA is still in the process of peer reviewing the project.

The applicant provided a screen share which showed the current revisions to the plan.

This included the following:

- Division of buildings were shown on renderings.
- Improvements on Adams and Lavender Road were shown to address site distance.
- Stopping site distance were improved.
- The crosswalks and stop lines were shown near the intersections.
- Sheet C3 on plan set was shown.
- The site has been designed to accommodate tractor trailers
- The applicant will reach out to the Fire Department in regards to the radius requirements.
- The stormwater has been reconfigured.

- Improved the rendering of the courtyard with additional landscaping with visual elevations and details shown traditional gables and traditional elements and architectural features on the buildings.

On a motion made by Bill Lawson, seconded by Wayne Carlson, the ZBA voted by roll call vote to unanimously continue the hearing to February 16, 2021.

Roll Call:

Peter Koufopoulos aye
Wayne Carlson aye
Don Rivers aye
Bonnie MacDonald aye
William Lawson aye

Public Hearing 1325 Main Street:

The Chairman opened the hearing for 1325 Main Street.

The petitioner Catherine Adey is seeking a finding for property located at 1325 Main St., Map #22, Parcel #5, I-P2 Zone to be allowed to rent out an existing Accessory In-Law Apartment which will not be more detrimental to the neighborhood.

Notice of the application was published in the Milford Daily News. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials. Notice of the hearing was posted in the Veterans Memorial Building.

No further correspondence has been received.

The petitioner was present.

It was explained that the applicant was looking to rent out an existing accessory apartment. This property is grandfathered non-conforming use. Section IX of the Zoning Bylaws allow the extension of the nonconforming use to be used as a rental unit. This will not be more detrimental to the neighborhood.

No one spoke in opposition to the petition.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted unanimously to close the public hearing.

Acting on a motion made by Mr. Carlson and seconded by Mr. Rivers, the Board voted to grant a finding that the property at 1325 can be rented out as an existing accessory apartment. This property is grandfathered non-conforming use. Section IX of the Zoning Bylaws allow the extension of the nonconforming use to be used as a rental unit. This will not be more detrimental to the neighborhood.

The Millis Zoning Board of Appeals finds:

1. The current home is currently pre-existing and non-conforming.
2. The request is not unreasonable and would be on benefit to the general community.
3. The proposed change and alteration will not be substantially more detrimental to neighborhood.

Therefore, the Millis Zoning Board of Appeal votes to grant a finding that the property at 1325 can be rented out as an existing accessory apartment. This property is grandfathered non-conforming use. Section IX of the Zoning Bylaws allow the extension of the nonconforming use to be used as a rental unit. This will not be more detrimental to the neighborhood.

Public Hearing, Special Permit 23 Spencer Street:

The Chairman opened the hearing for 23 Spencer Street.

The petitioner Pablo Velez is seeking a special permit for property located at 23 Spencer Street, Map #31, Parcel #58, R-V Zone under Section X.A.3.b. to allow grading within previously disturbed yard area within the Groundwater Protection District

Notice of the application was published in the Milford Daily News. Notice of the hearing was provided to the petitioners, abutters, and appropriate town boards and officials. Notice of the hearing was posted in the Veterans Memorial Building.

The applicant Pablo Velez was present.

Mr. Koufopoulos read the notice of hearing.

The Chairman noted that abutters had been notified, the hearing had been advertised and no additional correspondence had been received.

There were no abutters present.

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to grant a special permit under Section X.A.3.b. to allow grading within previously disturbed yard area within the Groundwater Protection District.

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to close the public hearing.

Adjourn:

On a motion made by Wayne Carlson and seconded by William Lawson, the board voted unanimously to close the public hearing.

Respectfully Submitted,

Amy Sutherland

